

John Wesley Powell Traditional Neighborhood Development Site

A. PROJECT DESCRIPTION

The City of Flagstaff is requesting proposals for a mixed-use, Traditional Neighborhood Design development of approximately 27 acres along John Wesley Powell Boulevard in Flagstaff, Arizona.

The City of Flagstaff currently owns approximately 27 acres along the north and eastern edge of John Wesley Powell Boulevard. (See Appendix A) The parcel is directly north of Pine Canyon Estates. The City of Flagstaff acquired the parcel in January 2007 with the intent that a minimum of 125 permanent affordable workforce housing units would be developed on this site. The City is requesting proposals from a qualified development team (e.g. developer, architect[s], contractor and lender[s]) to purchase and/or lease, and develop the property in accordance with the criteria of the RFP. The developer will be responsible for the construction and financing of the parcel.

B. COMMUNITY

The City of Flagstaff is a mountain community located at 7,000 feet elevation in the highlands of north central Arizona. The City is surrounded by the Coconino National Forest, which contains the largest contiguous stand of Ponderosa Pines in the world. Flagstaff occupies 65 square miles on a volcanic plateau at the base of Arizona's highest mountain, the San Francisco Peaks, at 12,633 feet. Due to Flagstaff's population of approximately 60,000, it is considered a metropolitan city; however, its identity is still rooted in its small-town mountain heritage. Hunting, fishing, skiing, mountain biking and rock climbing are just a few of the outdoor activities that attract people to Flagstaff.

Ideally situated at the juncture of Interstates 40 and 17, Flagstaff is the economic hub of Northern Arizona. The Phoenix metropolitan area is 140 miles to the south and Grand Canyon National Park is approximately 80 miles to the north. Flagstaff is a government, education, transportation, cultural and commercial center, with tourism and government as major sources of employment. Flagstaff is home to Northern Arizona University (NAU), which has nearly 15,000 students. The newly expanded Coconino Community College is adjacent to the NAU campus. Flagstaff is home to a number of scientific and high tech research and development industries, including W.L. Gore, Southwest Wind Power, and Prent Corporation. The community also has two museums, numerous art galleries, a symphony orchestra, four recreation centers, an ice skating rink and a major ski resort. Flagstaff has 11 public elementary schools, two middle schools, three high schools and many private and charter schools. Flagstaff also has extensive medical facilities and resources, including a state-of-the-art regional trauma center at Flagstaff Medical Center.

Flagstaff's incorporated population is approximately 63,000, with an additional 20,000 living in nearby unincorporated communities, and more than 200,000 live in the region. Flagstaff has experienced a moderate annual growth rate of 3.1% over the past 25 years. The age distribution of the population within the Flagstaff urban area provides for a large labor pool due to the fact that 72% of the population falls within the 18 to 64 age group.

The City of Flagstaff has experienced tremendous growth in its real estate and housing market in recent years. The average home price has risen from \$170,372 in 2000 to \$439,647 as of

April 2007. City leaders, and the community at-large, realize that well-planned commercial development and affordable community housing are most important to sustainable economic growth and basic living standards for those who live and work in Flagstaff. One of Flagstaff's housing goals is to create and sustain "workforce" or community housing that is affordable to households who provide essential community services.

C. PROJECT BACKGROUND

General: The site consists of approximately 27 acres of undeveloped land that is within the City of Flagstaff Urban Growth Boundary (UGB) – Stage 1. The property's southern border is the Pine Canyon Estates development, which consists of large lot, single-family homes and a private golf course. The remaining property is surrounded by a single land owner who is currently in the development stages for a mixed-use, Traditional Neighborhood Development, utilizing Form Based Code and Smart Code development.

The site is approximately six miles southwest from the expanding Flagstaff Regional Mall and Marketplace which includes 450,000 square feet of new commercial, a new movie complex and a 10-dealer auto park. The site is less than three miles south of Historic Downtown and is less than one and a half miles (1 ½) to the south campus of Northern Arizona University, making this area a prime development site.

Site Layout: This parcel is a greenfield development project adjacent to an existing and a proposed subdivision. (See site map and township ID map in Appendix B). The parcel is a forested site with no environmental mitigations required per the April 2007 Environmental Site Assessment (ESA). (Refer to Appendix C for ESA letter). The general topographical map with 2 foot contours is illustrated in Appendix D. Utilities and Infrastructure are adjacent to the site. Current transportation and utility connectivity is illustrated in Appendix E – G. Timing for this RFP is to allow the successful responder to work with and incorporate this development into the Juniper Point Specific Plan.

Site Ownership: The City of Flagstaff acquired the 27 acre parcel in January 2007 as part of a settlement with the developers of Pine Canyon Estates. As part of the Pine Canyon Estates Development Agreement (PC – DA), this parcel was dedicated for 125 affordable housing units in order to provide additional affordable housing in Flagstaff. The City is looking for a creative, mixed-use, Traditional Neighborhood Development concept that will meet and preferably exceed the required 125 permanently affordable housing units, as well as create Traditional Neighborhood Development opportunities within the 27 acres.

Land Use/Regional Plan: The Regional Land Use and Transportation Plan denotes that this parcel falls within the Low Density Residential Land Use category (1 – 5 dwelling units per acre) and the site is currently zoned for Manufactured Housing (MH). This parcel requires a Minor General Plan Amendment to change the land use designation from the existing category to that of the Traditional Neighborhood District (TND). For a description of the TND, please consult the Regional Plan and the attached amendment to the General Plan – except item #5, which was not adopted by the City Council. (Document attached as Appendix H).

One of the main requirements for this development is to incorporate with and amend this parcel into the Juniper Point Specific Plan. General elements of the City's Specific Plan can be found in the City of Flagstaff's Land Development Code: Division 10-12-003-0001. In addition, the planning of this parcel needs to be consistent with the Juniper Point TND project. The Juniper Point Specific Plan and amendments shall be available at the Community Development counter,

as an attachment to this RFP on the City of Flagstaff website – www.flagstaff.az.gov or upon request.

Purchase or Lease of Property: The respondent shall propose to purchase and / or lease portions of the property. The intended use of this parcel is to capture the purpose of a Traditional Neighborhood District, including providing parcels to be administrated under the City's Community Land Trust Program and / or permanent deed restrictions to ensure long term affordability. The Community Land Trust Program, in its essence, allows the City of Flagstaff to retain ownership of the parcel, with the vertical structure sold to eligible buyers to promote permanently affordable workforce housing to incomes at or below 150% of the Area Median Income (AMI). Please see section Narrative Proposal: Permanent Affordability and Housing Types for more information.

Project Deliverables: The acquisition and development of this parcel shall be incorporated into the Juniper Point Specific Plan. The site planning for this RFP shall be reviewed in two phases: the "Narrative Proposal" and the "Graphic Proposal". The first phase consists of the respondents providing a narrative and supporting documentation based on the criteria under the Narrative Proposal section. Upon committee evaluation of the information provided in Phase One, the successful respondent(s) shall then be asked to provide a detailed Graphic Proposal for evaluation in Phase Two. The final evaluation will include the information provided in both Phase One and Phase Two.

The respondent(s) shall address the following information in a narrative under **Phase One**:

D. NARRATIVE PROPOSAL – PHASE ONE

Connectivity: The respondents shall successfully address all necessary deliverables per the City of Flagstaff codes, TND, and the Juniper Point Specific Plan.

Transportation and Infrastructure: Site deliverables for transportation and infrastructure are not limited to automobiles; the respondent also needs to provide a variety of transportation choices, being mindful of the necessity to create walkable neighborhoods.

Mixed Use / Job-Housing Linkage: Development for this site is for a mixed-use, Traditional Neighborhood Development. The intended uses for this site include a mixture of housing types, as well as retail and office space in multi-story buildings. The City is open to exploring a higher density to realize a project consistent with current planning of the surrounding area. This site has great potential for live/work spaces, as well as capturing users who live within the neighborhood and those who travel to and from via this corridor. All design and architectural standards need to meet, and should exceed, the requirements of the Land Development Code in addition to satisfying the standards within the Juniper Point Specific Plan.

Density: The development must endorse the ten Smart Growth principles, thereby promoting the advantage of compact design, walkable neighborhoods, and the preservation of open space, the natural environment, and critical environmental areas.

Sustainability: This development must incorporate the use of environmentally sensitive planning, design, construction, and proper processes to ensure long term sustainability. It is expected that the successful proposer will develop buildings (residential and commercial) that meet or exceed LEED and LEED – ND minimums. This proposal must also meet and should

exceed the requirements of the Land Development Code, in addition to satisfying the standards within the Juniper Point Specific Plan.

Permanent Affordability: The City of Flagstaff is committed to working with developers to address community workforce housing. In the past five years, the disparity between incomes and housing costs has grown at an unsustainable rate. Therefore, the City has been working closely with the community to address this issue as it impacts not only individual households, but issues such as recruitment and retention efforts in the business community. The submittal from the successful respondent needs to address this issue and, at a minimum, is required to provide 125 permanently affordable housing units, in a range of housing types, sizes, and income ranges, which can be integrated into the Community Land Trust Program and/or through other permanent affordable mechanisms, deemed to be acceptable by the City.

Housing Types: Opportunities to address and exceed the commitment for community workforce housing should be provided in a comprehensive approach that includes both ownership and rental opportunities. The project should provide a range of housing types and tenure options that include, but are not limited to, providing units under the City's Community Land Trust Program, Low Income Housing Tax Credits, Co-operatives, Public Housing, and programs such as rent-to-own; Shared Appreciation Mortgages; and Employer Assisted Housing should also be considered. The respondents shall provide narrative and locational information for the proposed locations, housing types, sizes, phasing, and program parameters within the Narrative.

Capacity to Construct: The successful proposer shall demonstrate the capacity to construct, which includes a cost estimate for acquisition of the property, building history with references, respondent's familiarity of TND, and overall financial capacity to construct. Within the capacity narrative, the respondent shall identify how the capacity to construct will be satisfied. This means that if the respondent is not planning on being the developer of record, then a level of certification or strategy for this requirement will need to be included.

Timing and Phasing: The respondent shall include a timeline and realistic phasing for the development. This document should include a realistic phasing schedule and a build-out timeline for the permanent affordable workforce units. It is expected that within the first two to five years of build-out, fifty percent (50%) of the workforce units will be completed and ready for occupancy. The City shall consider an option to locate additional permanent affordable workforce housing units on other sites within the community. This consideration is at the sole discretion of the Flagstaff City Council.

FORMAT OF PROPOSALS: All submitted proposals, in response to **Phase One** of this RFP, must include the following information, in exact order:

Cover Letter: A cover letter expressing the firm's interest in the project, a description of the developer's understanding of the project and a description of the project approach to be taken by the firm, if selected. This letter **MUST** include the developer's offering price and any other incentives offered by the developer.

Background: A summary of the development firm's background, highlighting its expertise in projects of a similar scope and scale. References for these projects need to be included.

Organization Chart: An organizational chart of personnel who will be working on the project and a brief (one-page) resume of personnel identified on the chart shall be provided. Respondent shall identify members of the consulting team, including architectural, site planning and engineering personell, and provide a list of qualifications and background for each.

Narrative Proposal: The respondent must address all sections under Narrative Proposal - Phase One which includes, but is not limited to strategies for developing this project, including: similar projects that proposer may have developed; how prospective tenants are to be located; the purchase and/or lease of the parcel; whom the proposed architect and landscape architect would be; and, commitment to work on a mixed-use, multi-storied project. Respondents shall include sufficient information that addresses the completed project request, as outlined in Narrative Proposal – Phase One and all requested supporting documentation.

Financial: Financial background of firm along with letters of interest or intent for financing and/or equity for this specific project. This may include information on other projects of a similar type that have been completed and how the financing was arranged. Developers must show evidence that they have the offering price available for escrow.

If selected, the respondent(s) will then be asked to provide the following information under **Phase Two:**

E. GRAPHIC PROPOSAL – PHASE TWO

Standard Development Requirements: This proposal and project must meet all standard development requirements and procedures for the City of Flagstaff set forth in the applicable regulatory documents.

Illustrative & Regulatory Plan: The respondent shall provide an Illustrative Plan and a Regulatory Plan for final submission and review prior to the RFP being awarded. The respondent shall include documentation as to how this development will be integrated with the Juniper Point Specific Plan development. The following information is necessary to satisfy the requirements in Phase Two:

- Identify the proposed development in stages, phases, and units – including phasing of the affordable housing units and general timeline for all phases.
- Identify and locate the proposed transects, with potential uses and show sufficient integration into the Juniper Point Specific Plan.
- Provide general street patterns with attention to collector streets and future circulation throughout the larger land area, as well as proposed traffic impacts and access plan.
- Provide general location and size of school sites, parks, and other public areas.
- Provide general layout and proposed methods for sewage disposal, water supply, and storm drainage.
- Provide general location of all natural resources and/or environmental constraints including but not limited to forest, floodplains, and steep slopes.
- Provide general location of natural resources to be protected.
- Provide multi-modal circulation systems.

F. DEADLINE FOR PROPOSALS

All proposals for Phase One must be received no later than **3:00 p.m. on July 17, 2007.**

The Evaluation Committee shall review the proposals submitted for Phase One and based on the evaluation criteria and scoring system, a short list of respondents will be developed. Those respondents listed will then be asked to proceed to Phase Two. Once announced, Phase Two will have a 30 day deadline.

Ten (10) copies of the proposal must be submitted.

F. EVALUATION CRITERIA

The City's preliminary evaluation of the proposals will be based on the following criteria, not necessarily in the order presented:

- Offer price and structure of workforce housing unit type and count;
- Developer's demonstrated understanding of the project and its objectives;
- Developer's approach to the project and detailed plan to meet objectives;
- Developer's relevant experience on similar projects;
- Developer's past financial experience for similar-sized projects and the ability to obtain financing for this specific project;
- Qualifications of key project personnel and experience on similar projects;
- Qualifications of key consultants and relevant experience on similar projects;
- Project timetable; and,
- All other factors relevant to the project.

The City of Flagstaff reserves the right to reject any or all proposals as deemed to be in the best interest of the City.

Adoption of the final Disposition and Development Agreement by the City for the property will be based on the following criteria:

- Financing in place to complete the project including closing with the City of Flagstaff;
- Conformance with the City of Flagstaff's goals and objectives;
- Conformance with the Juniper Point Specific Plan;
- Quality of the final design;
- Quality and approval of the overall development plan;
- Schedule of development; and,
- Successful affordable housing performance evaluation.

G. TIME FRAME

After reviewing all proposals for Phase One, City staff may select a short list of the initial respondents and conduct interviews with each of those firms or teams. Following interviews, the City will invite the respondents to proceed to Phase Two. Once announced, Phase Two will have a 30 day deadline. Upon review of both phases of the proposal, proposers and their teams will be ranked in order of preference. Staff will then draft a Memorandum of Understanding for a period of six months with the selected developer and forward a recommendation to the City Council for approval of the selected proposer. It is the City's intent to have a contract executed with the selected firm by Fall 2007. The timeframe for disposition

City of Flagstaff

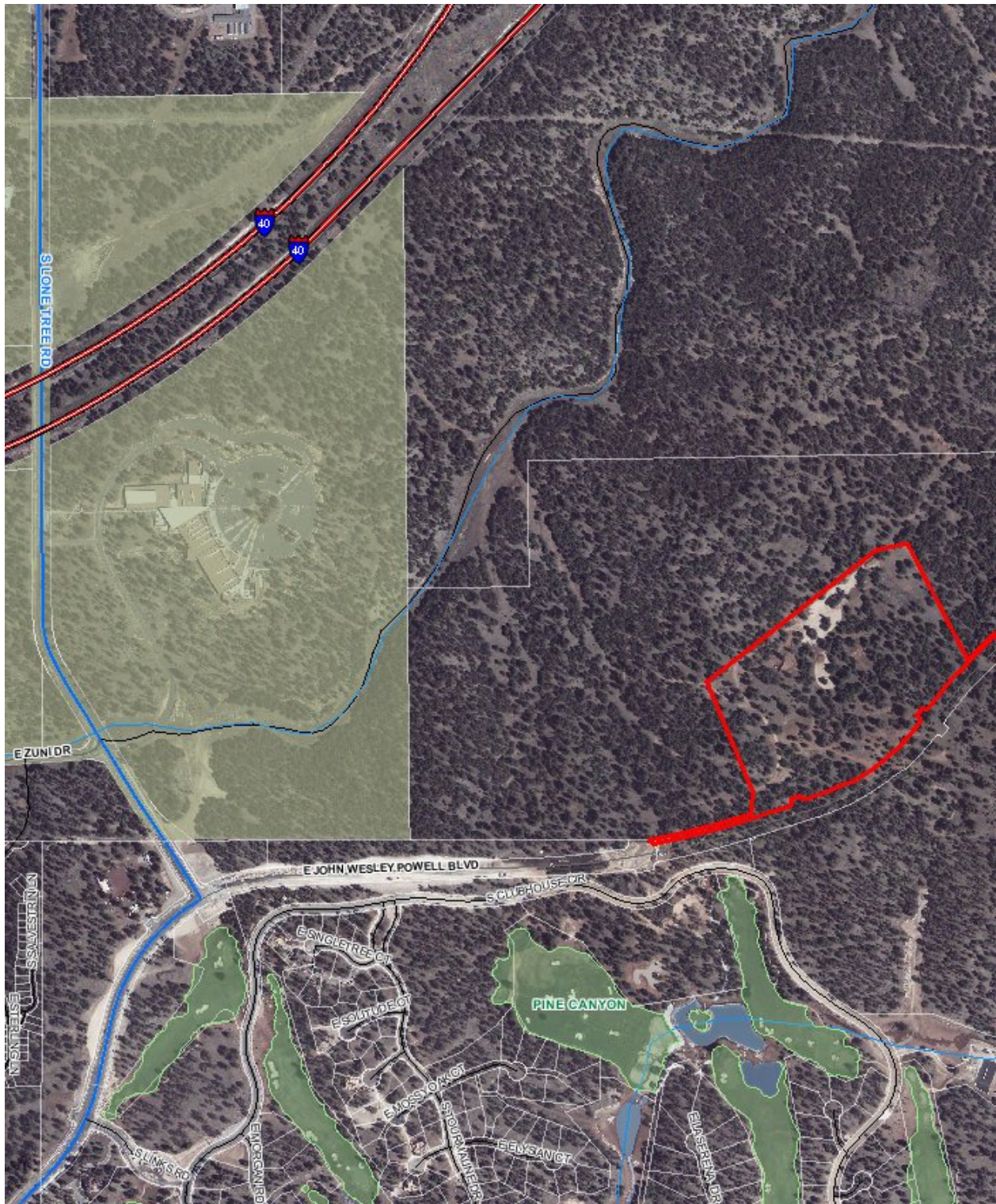
RFP No. 27106

John Wesley Powell TND Development

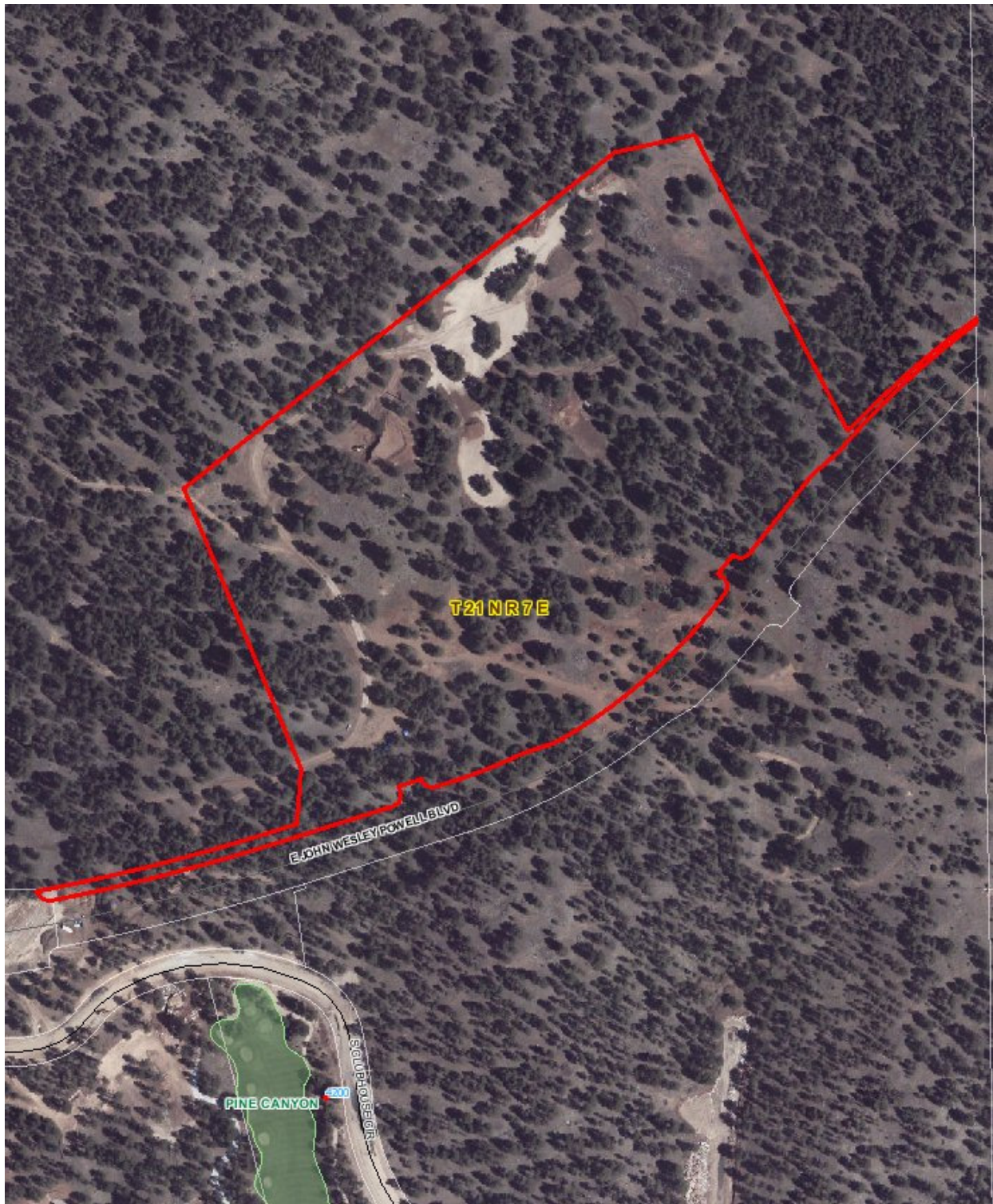
and submission of materials for design and financing will be included in the respondent's proposal.

Appendix A-Site Map

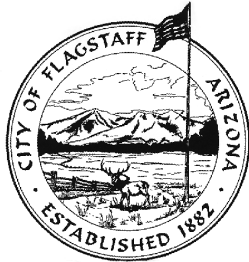
Parcel Number 105-10-176



Appendix B-Township Identification Map



Appendix C- ESA Letter



Sustainability and Environmental Management Division

Memo

To: Sarah Darr, Land Trust Program Manager
Erika Mazza, Community Housing & Neighborhood Planner

From: Scott Donovan, Environmental Project Manager

CC: Rebecca Sayers, Sustainability and Environmental Manager

Date: 6/25/2007

Re: Parcel 105-10-176

Environmental Management performed an internal environmental site assessment for parcel 105-10-176, located at 3000 S. Clubhouse Circle in Flagstaff, AZ. A field site walk of the parcel was conducted April 2nd, 2007.

The 26.98-acre parcel is bounded to the north and east by undeveloped forest land, to the south by the Pine Canyon residential development, and to the east by undeveloped forest land and the Coconino Community College. There are no buildings on the parcel and topography is of irregular hills. Elevation of the parcel is approximately 7,000 feet above sea level and is not in the 100-year flood zone. There are no utilities on the parcel; however water lines run along the southern border of the parcel. Earth moving activities have started on the parcel and the forest has been thinned. There are several dirt roads crossing the parcel.

The parcel is forested with Ponderosa Pines and native grass and weeds. Surface soil consists of fine- to coarse-grained sand and gravel. No standing water or stained soils were observed on the parcel at the time of the site walk. No evidence of large scale dumping was noted. The only unnatural feature encountered on the parcel was a large soil and rock pile located in the north central portion of the parcel. This may be fill material from another location, but does not have any odors or other characteristics which would indicate it is contaminated soil.

Historical aerial photographs from 1975, 1988, and 2004 were reviewed for the parcel and surrounding area. All photos reviewed show the property as undeveloped. All adjacent land was undeveloped or with rural residential housing. In summary, no activity or disturbance was noted on the parcel.

A historical title search was performed at the Coconino County Assessors office. The current owner of the parcel is the City of Flagstaff. The previous owner was listed as Lone Tree Investments LLC.

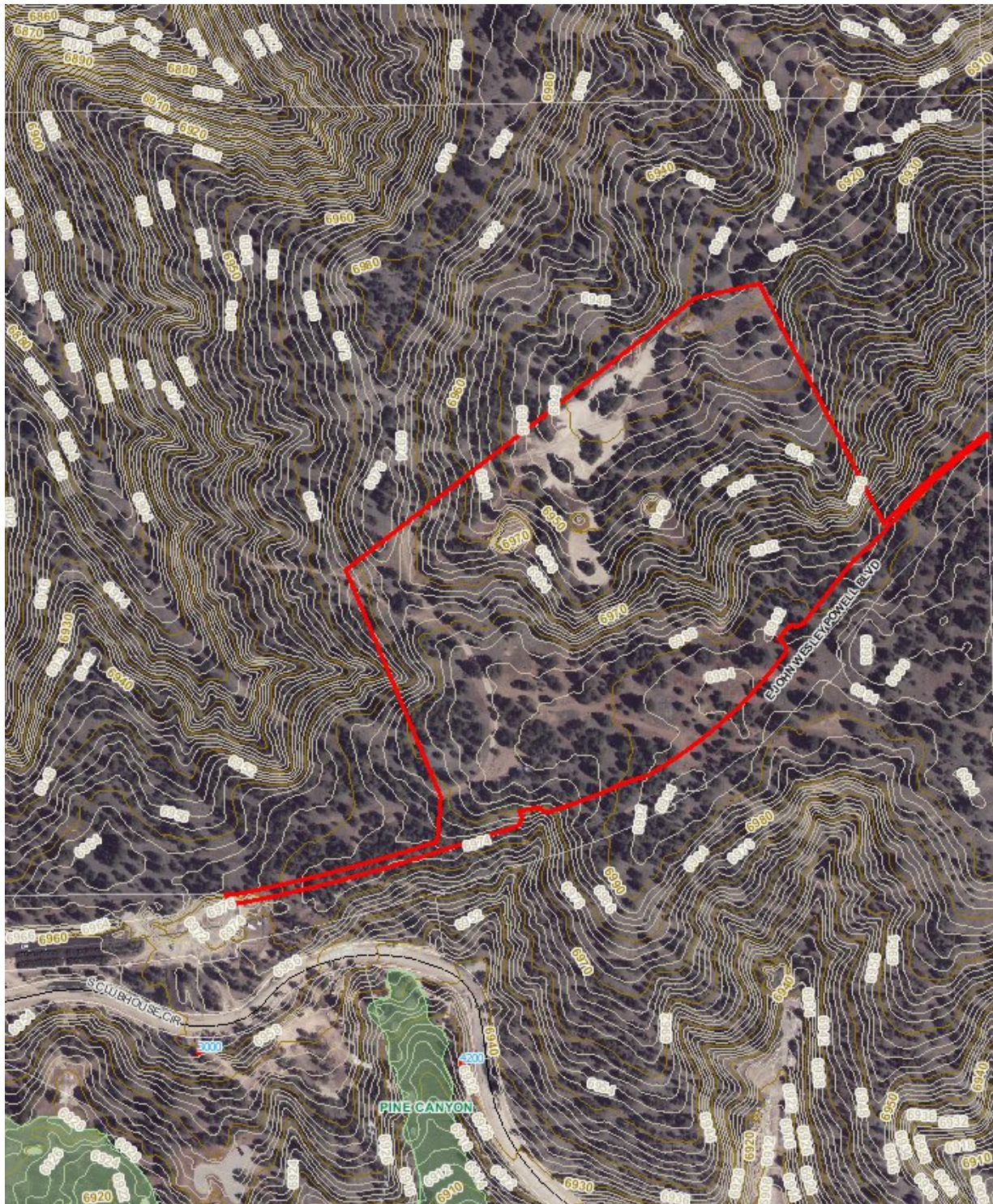
Historical hazardous material releases were researched on the ADEQ website and the following conditions were noted. The parcel was not identified on ADEQ's Registered Underground Storage Tank (RUST) database or on ADEQ's Leaking Underground Storage Tank (LUST) database. In addition, no LUST cases were identified within a one-mile radius of the site. The parcel was not identified on ADEQ's Hazardous Materials Incident Logbook. The parcel and adjacent parcels were not noted in the EPA hazardous material handler's database.

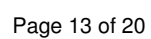
Conclusion and Recommendations:

No environmental issues that would likely affect parcel #105-10-176 were noted in the research performed by Environmental Management staff. The reported conditions are presumed to be current but may not indicate all conditions present. Considering the property has already been acquired by the City, performing a Phase I Environmental Site Assessment is not necessary.

If any other information is discovered in the future, regarding environmental issues, or if you have any questions regarding other proposed sites, please contact Environmental Management at 213-3605.

Appendix D- Contour Lines

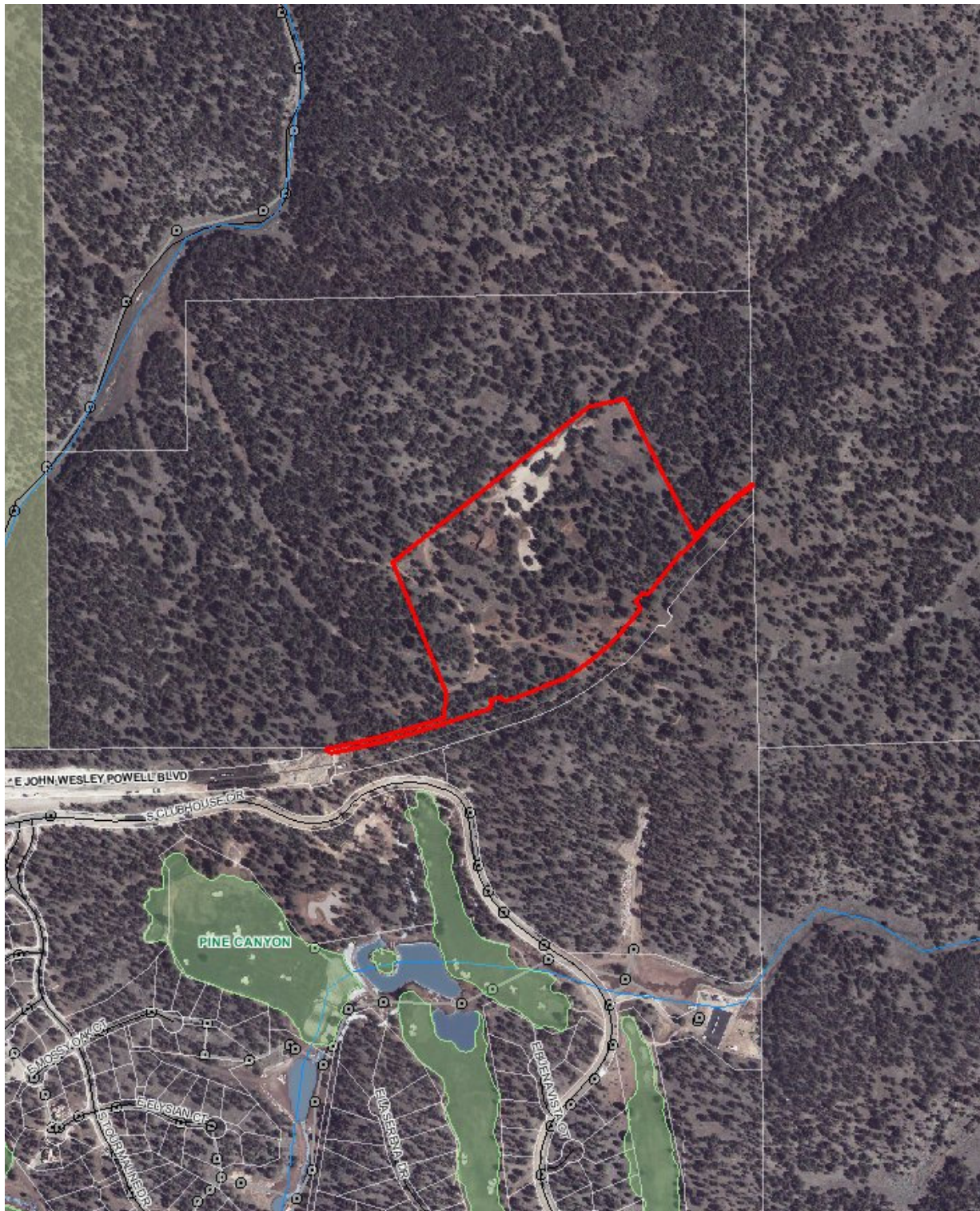




Appendix F – Water Lines



Appendix G- Sewer Lines



Appendix H- General Plan Amendments

JUNIPER POINT

A PLANNING RESERVE AREA PROPOSAL

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DRAFT - PROPOSED GENERAL PLAN AMENDMENT

October 2006

PROPOSED TEXT AMENDMENT(S)

1. Page 1-21¹ – Introduction, Underlying Principles, Design Guidelines: Change first paragraph in regard to the location of the list of attributes of a Traditional Neighborhood Design.

Proposed Text:

To determine whether a new development or redevelopment area constitutes a Traditional Neighborhood Design, the list of attributes found in the ~~glossary definition~~ Land Use Category “Traditional Neighborhood Design District” will be used.

2. Pages 1-26 though 1-31 – Introduction, Policy Framework, Land Use Categories: Relocate the land use categories to the Land Use and Growth Management Element (Page 2-1, following “Introduction”).

Proposed Text:

Remove entire text under and including the heading “Land Use Categories” from the Introduction and replace the text and heading entirely and exactly in the Land Use and Growth Management Element.

[Note: Revise Table of Contents accordingly]

3. Page 1-44 – Glossary of Terms: Add a definition of Form Based Code.

Proposed Text:

Form-Based Code: Development regulations that go beyond the conventional zoning controls of segregating and regulating land uses types and defining building envelopes by setback requirements and height limits. The intent of a form-based code is to create a predictable public realm through the definition of urban form by addressing the details of relationships between buildings and the public realm of the street, the form and mass of buildings in relation to one another, and the scale and type of streets and blocks. Form-based codes are based on specific urban design outcomes desired by the community that

¹ Page numbers given are relative to the current printing. The various proposed amendments, particularly those involving the relocation of text, will change the final page numbers.

may be identified through an inclusive, design-focused public participation process. The regulations in form-based codes are applied to property through Regulating Plans that map the community with geographic designations that are based on the scale, character, intensity, and form of development rather than differences in land uses.

4. Page 1-46 – Glossary of Terms: Add a definition of Regulating Plan.

Proposed Text:

Regulating Plan: A plan within a Form Based Code that maps intensity, form, and character rather than just mapping land uses, showing designs of the streets and public open spaces, and based on intensity of urbanism, designating where standards for building placement, design, and use will apply.

5. Page 1-46 - Glossary of Terms: Replace entirely the definition of Traditional Neighborhood Design.

Existing Text:

~~**Traditional Neighborhood Design (TND):** A Traditional Neighborhood Design development contains most or all of the following attributes:~~

- ~~1. The neighborhood has a discernable center, usually a main street, public square or green, typically bordered by civic buildings, shops, and/or residences.~~
- ~~2. The neighborhood has visually discernable edges where the neighborhood ends, formed by transportation corridors (such as major streets or rail lines), or by natural and agricultural landscapes.~~
- ~~3. The neighborhood is limited in size so that a majority of the population is within a five-minute walking distance of its center (1/4 mile). The needs of daily life are mostly available within this area: convenient work places, stores, community events, leisure opportunities and transportation connections to more distant places. This allows independence to those who do not drive, especially the elderly and the young.~~
- ~~4. The neighborhood has a variety of dwelling types. These usually take the form of houses, rowhouses, flats, apartment buildings, coach houses, and flats above stores, so that the young and the old, singles and families, the poor and the wealthy, can all find places to live. A small ancillary building is typically permitted and encouraged within the backyard of each house. In addition to providing parking, this small building may be used as one rental unit of housing or as a place to work.~~
- ~~5. The neighborhood has concentrations of civic, institutional and commercial activity embedded within it, not isolated in remote, single-use complexes. Schools are sized and located to enable children to walk or bicycle to them.~~
- ~~6. Dispersed throughout the neighborhood are a range of parks, from tot lots and village greens to ballfields and greenbelts. Conservation areas and open lands are used to define and connect different neighborhoods and districts.~~
- ~~7. The neighborhood has streets laid out in a network, so that there are alternate routes to most destinations. This permits most streets to be smaller with slower traffic, and to have parking, trees and sidewalks. Such streets are equitable for both vehicles and pedestrians,~~

² See Text Amendment 2.

~~encourage walking, and reduce the number and length of automobile trips.~~

~~8. The neighborhood places its buildings close to the street, so that streets and squares are spatially defined as 'outdoor rooms'. This creates a strong sense of the neighborhood's centers and streets as places, and of the neighborhood itself as a place.~~

~~9. The neighborhood utilizes its streets for parking. Parking lots and garages rarely if ever front the streets, and are typically relegated to the rear of the lot and accessed by alleys.~~

~~10. The neighborhood reserves prominent sites for civic buildings and community monuments. Buildings for education, religion, culture, and government either terminate street vistas or front neighborhood centers.~~

~~11. In the neighborhood, architecture and landscape design grow from local climate, topography, history, and building practice.~~

~~12. In the neighborhood, preservation and renewal of historic buildings and districts affirms the community and evolution of human society.~~

Proposed Text:

Traditional Neighborhood Design is an approach to planning and community design that yields Traditional Neighborhood Development.

Based on traditional town patterns, a Traditional Neighborhood Development is compact mixed use development where residential, commercial, and civic buildings are within close proximity to each other. By design, a range of housing type choices is provided. Neighborhoods, sized for easy walking distance, function as the basic building block of the development. These developments preserve heritage and natural resources, and significant open spaces, and they simultaneously reduce the amount of land consumed by the built environment, thereby utilizing land and infrastructure efficiently.

The design may include collectors and arterials, but has a grid pattern of streets that provide a variety of routes for local traffic. In addition, it places an emphasis on transit, bicycle, wheelchair, and pedestrian transportation systems. Narrow street widths, on-street parking, street trees, and other features are intended to slow local traffic and create a safe, attractive environment for all transportation modes.

Emphasis is placed on the design of the public realm; streets, neighborhood and town centers, public spaces, community facilities, and other features that foster a sense of community. The built environment focuses on human-scale and indigenous, or regional, design.

The heritage and environmental resources of an area influence the design of the development such that resources are preserved. Environmentally responsive stormwater systems, the use of indigenous vegetation, and the energy conservation measures in the design and orientation of structures also helps create "sustainable developments."

6. Page 1-49 – Area Master Plans & References List: Relocate citation of sources for Traditional Neighborhood Design to the proposed Land Use Category, "Traditional Neighborhood District". See proposed Text Amendment 8.

Proposed Text:

Remove entire text of the last paragraph and replace the text entirely and exactly in the

proposed land use category, “Traditional Neighborhood District”.

7. Page 1-49 – Area Master Plans & References List: Add “Juniper Point Specific Plan” to the list.

Proposed Text:

[Juniper Point Specific Plan](#)

8. Page 1-30 – Land Use and Growth Management: Under the relocated² heading “Land Use Categories”, sub-heading “Special Categories”, create a new “Traditional Neighborhood District” land use category.

Proposed Text:

[Traditional Neighborhood District](#)

The Traditional Neighborhood District category is intended for lands for which an Area Plan or Specific Plan has been developed and adopted. The plan shall have been developed based on the principles of Traditional Neighborhood Design, and shall include a Regulating Plan within a Form Based Code that provides the various delineations and descriptions required for an Area Plan or Specific Plan. No lands shall be re-designated to this land use category unless such a plan has been adopted prior to, or at the time of, re-designation.

All planning work, documentation of such planning work, and other documentation required by the Regional Plan or the Land Development Code, shall be documented in the Area Plan or Specific Plan. For Planning Reserve Areas, the plan shall document that all Planning Reserve Area Criteria are satisfied.

The Traditional Neighborhood District category is intended to encourage, promote, and accommodate Traditional Neighborhood Design for development, including innovative zoning and other regulations and standards. When properly applied to fit individual areas, one area with the Traditional Neighborhood District designation may vary considerably from another. However, they are all bound by having a common set of attributes as follows:

1. The neighborhood has a discernable center or centers, usually a public square or plaza, a main street, or a busy or memorable street corner. Centers are typically bordered by civic buildings, shops, offices and/or residences, and would incorporate a transit stop.
2. The neighborhood is compact, and has a balanced mix of activities, including shopping, work, schools, recreation and all types of housing.
3. The neighborhood is limited in its size so that most of the residences are within a 5 minute walk of a center (approximately 1/4 mile). The needs of daily life are mostly available within this area, including convenient stores, work places, community events, and leisure opportunities.
4. The neighborhood has visually discernable edges where the neighborhood ends, formed by transportation corridors (such as major streets), or by natural and agricultural landscapes.
5. The neighborhood provides a variety of dwelling types – usually houses, rowhouses, flats, apartment buildings, and residences above stores – so that the young and old, singles and families, the poor and wealthy, may all find a place to live.
6. A small ancillary building is permitted and encouraged within the backyard of each house. It may be used as a detached garage, and above it, as a rental housing unit

or as a place to work (e.g. office or craft workshop).

7. Schools are sized and located to enable children to walk or bike to them.
8. Dispersed throughout the neighborhood are a range of parks from small playgrounds to ball fields and greenbelts. Small playgrounds should ideally be convenient to every dwelling – no more than 1/10 of a mile away. Conservation and open space areas are used to define and connect different neighborhoods and districts via trail systems.
9. Streets within the neighborhood are a connected network of streets arranged in a grid which disperses traffic by providing a variety of pedestrian and vehicular routes to any destination. This permits the streets to be relatively narrow, and to incorporate parking, parkways, street trees and sidewalks, and creates an environment suitable for pedestrians and bicycles. Also, the number and length of automobile trips is reduced.
10. Buildings in the neighborhood center are placed close to street, so that streets and squares create well-defined outdoor rooms and places.
11. The neighborhood utilizes its streets for parking. Other parking is provided in parking lots or garages relegated to the rear of buildings, usually accessed by alleys. Parking lots and garage doors rarely front the street.
12. Prominent sites, such as the termination of street vistas or in the neighborhood center, are reserved for civic buildings. These provide buildings for education, religion, or cultural activities, as well as community meetings.
13. In the neighborhood, architecture and landscape design respond to local climate, topography, history and building practice.
14. In the neighborhood where they exist, preservation and renewal of historic buildings and districts reinforces the community's link to its past.

<p><u>The Traditional Neighborhood Design principles referred to in the Regional Plan are based on the principles developed by town planners Andres Duany and Elizabeth Plater-Zyberk and as edited by the staff of New Urban News and presented in its “New Urbanism and Traditional Neighborhood Development Comprehensive Report & Best Practices Guide.”</u></p>
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